

School District of Manatee County
School Report - AMENDED

This School Report does not reserve capacity for school concurrency

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application. This report is intended to be only information and analysis to assist the governing board in its land-

Project Information

Local Government:	<u>Manatee County Government</u>	Case Planner:	<u>Rossina Leider</u>	Fee:	<u>\$ -</u>
Project Name:	<u>IA Manatee</u>	Date:	<u>11/05/19</u>		
Application Type:	<u>Rezone/General Development Plan</u>	SSA:	<u>1</u>		
Application Number:	<u>PDMU-19-07(Z)(G)(v2)</u>	Acres:	<u>1,129.19</u>		
Project Number:	<u>PLN1904-0010(v2)</u>				
Address/PIN:	<u>North of Moccasin Wallow Rd, south of Buckeye, west of US 301, Parrish</u>				

Development Plan Review - Summary

	YES	NO
School Capacity Level-of-Service Exceed	X	-
Sidewalks and bicycle path comments	X	-
School crosswalks, signs, crossing guards and traffic comments	X	-
Transportation, bus stops and bus shelter comments	X	-
School site desired within development	X	-
Development compatible comments with nearby school(s)	-	X
Other:	-	X

Projected Students

Overview

The applicant has requested approval of a Rezone from Agriculture (A) 0.20 dwelling units/acre to Planned Development Mixed Use (PDMU) with a General Development Plan (GDP) for 2,400 dwelling units. **The most conservative Student Generation Rate, duplex/townhomes, was utilized to determine projected students.**

Land Use	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
Current Land Use							
A	1,129.19	0.20	226	44	19	13	76
PDMU/GDP 2,400	1,129.19	2.24	2,400	463	199	139	801
Total Current:		2.04	2,174	420	180	126	725

The current land use allows for a total of **226** dwelling units with a projected **76** total students.

The proposed GDP for **2,400** dwelling units has a projected **801** total students.

The proposed Rezone with the GDP would allow for an increase in **2,174** dwelling with a projected increase of **420** elementary students, an increase of **180** middle students, and an increase of **126** high school students for a total increase of **725** students.

Development Plan Review - Comments

Preliminary School Concurrency Analysis

School capacity is not available in School Service Area (SSA) 1 for the increase in Elementary and Middle students but there is capacity available in the contiguous SSA 2. School capacity for high school is available or will be available within SSA 1. This report does not reserve capacity. When the final site plan is submitted to reserve school capacity the final analysis may differ from this preliminary analysis.

2019-20 School Attendance Zones: Harvey Elementary, Buffalo Creek Middle and Palmetto High School

Sidewalks and Bicycle Paths

The development is **not** located within the two mile walking radius of an existing school. Generally, the School District requests sidewalks connect throughout the neighborhood, along both sides of entrance drives, along the property frontage and connect to existing offsite sidewalks to provide a safe route to area schools and bus stops.

Note 13 on Sheet 1, mentions that "Ten (10) foot sidewalks will be provided one side of spine road" and the School District requests if the "spine road" is Ft. Hamer Rd, that sidewalks are provided on both sides of the roadway. Sidewalk needs will be evaluated again when a more detailed site plan is submitted.

School Crosswalks, School Signs, Crossing Guards and Traffic Impacts

In the future, *residents* may request **Manatee County Government install a crosswalk, school signs and markings** for students to walk/bicycle to and from nearby schools and bus stops. The residents may also request the **Manatee Sheriff's Office (MSO) provide a school crossing guard** in this area which may create a reoccurring annual expense.

Transportation, Bus Stops, and Bus Shelters

The School District has observed a growing trend of **parents driving students to bus stops and parking vehicles near the bus stop**. The applicant may want to work with the **local government to establish a No Parking Ordinance in the entrance drives** due to the trend of vehicles parking in these areas for the bus stops. The School District *generally suggests* providing the following near potential bus stops:

- Open space or play area
- Parking area so buses may safely load/unload students
- Shelter from the rain/sun
- Bicycle Racks
- Garbage Can
- Lighting

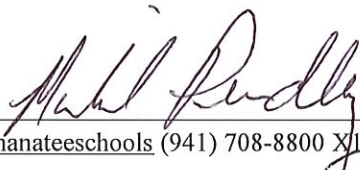
The School District is interested in **coordinating a centralized bus stop location with the Applicant**, please contact Amy Anderson anders2a@manateeschools.net.

Future circumstances may require a bus to enter a subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. **The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.**

Projected School Sites

IA Manatee proposes 2,400 dwelling units, Haval Farms has proposed 3,842 dwelling units, and Villages of Amazon South proposes 1,999 dwelling for a total of 8,241 dwelling units south of Buckeye Rd, north of Moccasin Wallow Rd and west of US 301. This may generate the need for 1.63 elementary schools, over 1/2 of middle school and 0.21 of a high school based on the most conservative Student Generation Rate.

School District staff has expressed to Manatee County Government that there may be a need for a future school site in this area. The School District requests that if the applicant is interested in a school site within their development they meet with the School District to review the possibility of entering into an agreement for a future school site.

Signature:  Executive I Date: 11/5/19
 pendleym@manateeschools (941) 708-8800 X1056